

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Transit Oriented Development (TOD) Zone to utilize incentives of Multiple Use Zone in TOD Zone in relaxation of minimum area required of the site located at Plot No. 92, Road No. 1, Jubilee Hills, Hyderabad – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 250

Dated: 29.06.2011.

Read the following:

1. From Sri B. Ravindranath, Managing Director, Shreya Broadcasting Pvt. Ltd. Representation dated: 12.02.2011.
2. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad Letter No.11854 /MP City Area/Plg/H/ 2011, dated: 28.02.2011.
3. From the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, Letter No. 406/TPS/HO/GHMC/2011, dated: 09.03.2011.
4. Government Memo No. 4016/I1/2011-2, Municipal Administration & Urban Development (I1) Department, dated: 17.05.2011.
5. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.11854/MP City Area/Plg/HMDA/ 2011, dated: 27.06.2011.

ORDER:

M/s Shreya Broadcasting Private Limited in the reference 1st read above has represented that they are proposed to construct TV5 Studios and Transmission teleport along with NuZen Herbal Pvt. Ltd at Plot No.92 (Pr.No.8-2-293/82/A/92 & 8-2-293/82/A/92/1), Road No.1, Jubilee Hills, GHMC Circle 10, Hyderabad. The site comes under the TOD Zone i.e., 300 Mtrs. from the proposed Metro Rail Corridor (from Shilparamam to Nagole near Jubilee Hills Check Post and opposite to Chiranjeevi Eye & Blood Bank). To qualify for multiple use in TOD Zone the minimum Plot size requirement is 2000 Sq. Mtrs as the site falls in GHMC Circle-X. They would like to utilize the incentive of Multiple Use Zone in TOD zone for their site i.e., Plot No.92, Jubilee Hills Corporate Society to an extent of 1558 Square Meters. They have therefore requested to extend the benefits of Multiple Use Zone in TOD zone to the site for establishing the TV5 studios in relaxation of the Plot size. Further it was also requested for permitting 2mtrs extra height of the building as it required maintaining the international standards for the LIVE studios where it requires a minimum slab height to 16 feet in the LIVE studios (Ground floor).

2. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad in the letter 2nd read above has stated that as per the notified Master Plan vide G.O.Ms.No.363 MA, Dated:21.08.2010, for the Core City Area and the Zoning Regulations, as an incentive in TOD Zone, Multiple Use Zone is permitted for different plot sizes in different GHMC Circles. The site under reference falls in GHMC Circle X in which the minimum plot size for availing Multiple Use within the 300 meters of MRTS/ Road right of way is 2000 Sq. Mtrs. Applicant has a plot size of 1558 Square Meters. The applicant has therefore requested to give relaxation for the plot size for construction of TV5 Studio on the said plot. Hence the MC, HMDA requested the Government to take an appropriate decision in the matter.

3. The Commissioner, Greater Hyderabad Municipal Corporation in the letter 3rd read above has stated that, the site under reference falls in the Jubilee Hills Co-operative House Building Society and presently the area falls in the Residential use zone as per the revised master plan for core area and the total extent of the site as per the representation is 1558 Sq. Mtrs. The proposed site is abutting the 120 ft. wide existing road. In view of the zoning regulations in force, the request of the applicant requires change of land use from residential use to commercial use or relaxation to minimum site area to avail multiple use facility in TOD zone. He has therefore requested the Government to take action as deem fit in the matter.

4. Government have carefully examined the representation of M/s Shreya Broadcasting Pvt. Ltd. keeping in view the reports of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad and the Commissioner, Greater Hyderabad Municipal Corporation in the references 2nd & 3rd read above and decided to consider the request of M/s Shreya Broadcasting Pvt. Ltd. to utilize the incentive of multiple use in TOD zone for construction of TV5 Studios and Transmission teleport in their site in 1558 Sq. Mtrs. in Plot No.92 (Pr.No.8-2-293/82/A/92 & 8-2-293/82/A/92/1), Road No.1, Jubilee Hills, Circle 10, GHMC, Hyderabad, in relaxation of regulation 3 (A) i.e., the provision of minimum extent of land as prescribed in the revised Master Plan and Zoning Regulations for erstwhile MCH area vide G.O.Ms.No.363 MA, Dated:21.08.2010, as a special case to this particular location as it intend for Electronic Media.

5. Accordingly, Government having in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the same having been issued vide reference 4th read above and published in the Extra-Ordinary issue of Andhra Pradesh Gazette No. 237, Part I, dated: 19.05.2011 inviting objections/suggestions from any person with respect thereto before expiry of stipulated period i.e., fifteen days from the public would be considered by the Government of Andhra Pradesh. But no objections/suggestion have been received by the Government within stipulated period.

6. Now, therefore, in exercise of powers conferred by sub-section (1) of section 15 of the Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby confirms the above notification, which is the same having been previously published in the Extra-Ordinary issue of A.P. Gazette No. 237, Part-I, Dated 19.05.2011 as required by sub-section (4) of the said section.

7. The Commissioner, Printing, Stationery & Stores Purchase, Hyderabad with a request to publish the appended notification in the issue of the Andhra Pradesh Gazette Dated: 07.07.2011.

8. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad and the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad shall take necessary further action accordingly in the matter. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioner, Greater Hyderabad Municipal Commissioner, Hyderabad.

Copy to:

M/s Shreya Braodcasting Pvt. Ltd. Plot No.202, Road No.76, Jubilee Hills, Hyderabad – 500 033.

The District Collector, Ranga Reddy district, Hyderabad.

Sf /Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

**APPENDIX
NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 237, Part-I, dated: 19.05.2011, as required by sub-section (4) of the said section.

VARIATION

The site in Plot No.92 (Pr.No.8-2-293/82/A/92 & 8-2-293/82/A/92/1), Road No.1, Jubilee Hills, GHMC Circle 10, Hyderabad to an extent of 1558 Sq. Mtrs, which is presently earmarked for Residential Use Zone in the notified approved Master Plan for Core City area (erstwhile MCH area) and falls in Transit Oriented (TOD) Zone permitted to utilize the incentive of Multiple Use Zone in Transit Oriented Development (TOD) Zone in relaxation of Regulation 3 (A) of G.O.Ms.No.363 MA, Dated:21.08.2010 subject to all other provisions and regulations, for construction of TV5 Studios and Transmission teleport, as a special case to this particular location as it intend for Electronic Media.

**B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

SECTION OFFICER